

NLR Planning Commission
September 8, 2015
Agenda Meeting / Public Hearing 4:45 PM

Agenda Meeting: ▪ Roll Call

Reminder ▪ Turn off cell phones
 ▪ Planning Commission procedures on back of agenda

Administrative: ▪

Approval of Minutes: ▪ August 11, 2015

Development Review Committee:

- | | |
|----------------|--|
| A. Rep-2455-15 | Big Red Addition, Lot 1 (Replat and Site Plan Review of a convenience store with pumps and a restaurant located at 601 Broadway) |
| B. NS-2456-15 | Springhill Development, Lot 5, Block 4 (Preliminary Plat of a lot located at northern corner of Springhill and Smokey Lane) |
| C. Rep-2457-15 | Argenta Flats, Lot 2 (Replat and Site Plan Review of apartments located in the 600 block of Maple Street) |
| D. Rep-2458-15 | Argenta Flats, Lot 4 (Replat and Site Plan Review of apartments located in the 800 block of Maple Street) |

Public Hearings:

1. Conditional Use #144. To allow a convenience store with pumps and a drive thru restaurant in a C-6 zone located at 601 West Broadway.
2. Rezone #1732 and Special Use #785. To rezone from O-1 to C-1 to allow a therapy clinic and a Special Use for a daycare located at 5800 Alpha Street.

Public Comment / Adjournment:

NLR PLANNING COMMISSION MEETING PROCEDURES

Public Hearings: The regularly scheduled meeting is held on the second Tuesday of each month at 4:45 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

Voting: There are 9 Commissioners. A quorum consists of 6 members. "Robert's Rules of Order" apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
6. Individual (not representing a citizen group) presentations shall be limited to 3 minutes.
7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
10. Anyone wishing to submit exhibits for the record shall provide the clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.

**North Little Rock Planning Commission
Regular Meeting
August 11, 2015**

Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

Members Present:

Alexander
Belasco
Chambers
Harris
White
Clifton, Chairman

Members Absent:

Dietz
Foster
Phillips

Staff Present:

Shawn Spencer, Director
Jimmy Pritchett, City Planner
Daniel McFadden, City Attorney
Keisa Stewart, Secretary

Other Members Present:

Alderman Beth White
Alderman Debi Ross
Alderman Maurice Taylor

Approval of Minutes:

Motion was made and seconded to approve the July meeting minutes as submitted. The minutes were approved with (5) affirmative votes.

Administrative:

Item E has been postponed for 30 days.

Subdivision Administrative:**A. NS-2449-15 Richardson Business Center, Lots 1-10, Block 2 (Preliminary Plat of commercial lots located along Richardson Drive)****1. Requirements before the final plat/replat will be signed:**

- a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.

2. Meet the requirements of the City Engineer, including:

- a. Correctly label all lots.
- b. Provide 25' property line corner radius on Lot 6
- c. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide 30' cross access easement on plat with abutting property on lots 1/2, 2/5, 8/9, 9/10.
- c. Provide 10' utility easements around property perimeter.

4. Meet the requirements of the Master Street Plan, including:

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.

5. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

6. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. No pole sign permitted. No electronic changeable copy sign permitted.

7. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- b. Meet Fire Marshal's requirements on fire hydrant location.

8. Meet the requirements of CAW, including:

- a. Water is available to the site.
- b. All CAW requirements in effect at the time of request for water service must be met.
- c. Submit plans for water facilities and/or fire protection system to CAW for review.
- d. Approval of plans by AR Dept. of Health Engineering Division is required.
- e. Contact CAW for requirements on backflow protection on meter services.
- f. Contact CAW for requirements on size and location of the meter.
- g. Provide static pressure, residual pressure and flow for nearest fire hydrant.

9. Meet the requirements of NLR Wastewater, including:

- a. Sewer is available to the site.
- b. Confirm the As-builts and the sewer mains/services on the Preliminary Plat are consistent.
- c. White Oak connection fee is estimated at \$xxx.
- d. A complete set of drawings for development must be submitted to NLR Wastewater.
- e. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (5) affirmative and (4) absent votes.

B. SPR-2450-15 Richardson Business Center, Lot 9, Block 2 (Site Plan Review of a warehouse /office located at 11200 Richardson Drive)

1. Permit requirements/approvals before a building permit will be issued:

- a. Provide on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on the proposed development).
- b. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing on-site detention.
- c. Provide CNLR Stormwater Permit. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
- d. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- e. Provide Arkansas Department of Health approval for water and sewer facilities.

2. Meet the requirements of the City Engineer, including:

- a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
- b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- c. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
- d. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.
- e. Check with ADEQ about any existing wetlands.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide dumpster location.
- c. Dumpster to have masonry screening.
- d. No fence is to be within a front building line.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.

4. Meet the requirements of the Master Street Plan, including:

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.

5. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide (8) street trees.
- d. Provide (16) parking lot shade trees.
- e. Parking lot shade trees must be at the furthest 10' from edge of paving.
- f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
- g. Provide 6 foot front yard landscape strip between property line and paving.
- h. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

6. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. No pole sign permitted. No electronic changeable copy sign permitted.

7. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.

- b. Meet Fire Marshal's requirements on fire hydrant location.
- c. Fire hydrants to be within 400 feet of all areas of building.
- 8. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Submit plans for water facilities and/or fire protection system to CAW for review.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is available to the site.
 - b. Confirm the As-builts and the sewer mains/services on the Preliminary Plat are consistent.
 - c. The White Oak Basin Fee will apply to the development.
 - d. Contact NLRW for Sewer Service Line Permit and Inspection prior to the construction of the service line.
 - e. Show the material, size and slope of service line.
 - f. The designer should plan the Building plumbing for possible future grease trap for a prospective tenant in the future. Gravity sewers shall govern this site and no pump stations will be allowed in the future.
 - g. A complete set of drawings for development must be submitted to NLR Wastewater.
 - h. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (5) affirmative and (4) absent votes.

C. SPR-2451-15 Richardson Business Center, Lot 10, Block 2 (Site Plan Review of a warehouse /office located at 11200 Richardson Drive)

- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on the proposed development).
 - b. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing on-site detention.
 - c. Provide CNLR Stormwater Permit. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
 - d. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - e. Provide Arkansas Department of Health approval for water and sewer facilities.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

- c. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
 - d. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.
 - e. Check with ADEQ about any existing wetlands.
- 3. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (8) street trees.
 - d. Provide (16) parking lot shade trees.
 - e. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - g. Provide 6 foot front yard landscape strip between property line and paving.
 - h. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 8. Meet the requirements of CAW, including:**
- a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Submit plans for water facilities and/or fire protection system to CAW for review.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. Sewer is available to the site.
 - b. Confirm the As-builts and the sewer mains/services on the Preliminary Plat are consistent.
 - c. The White Oak Basin Fee will apply to the development.
 - d. Contact NLRW for Sewer Service Line Permit and Inspection prior to the construction of the service line.
 - e. Show the material, size and slope of service line.

- f. The designer should plan the Building plumbing for possible future grease trap for a prospective tenant in the future. Gravity sewers shall govern this site and no pump stations will be allowed in the future.
- g. A complete set of drawings for development must be submitted to NLR Wastewater.
- h. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (5) affirmative and (4) absent votes.

D. SPR-2452-15 Springhill Development, Lot 12, Block 4 (Site Plan Review of a medical clinic located at the 4261 Stockton)

1. Permit requirements/approvals before a building permit will be issued:

- a. Provide on-site storm water detention or pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing on-site detention.
- b. Provide CNLR Access Driveway/Curb Cut Permit.
- c. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- d. Provide Arkansas Department of Health approval for water and sewer facilities.

2. Meet the requirements of the City Engineer, including:

- a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
- b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- c. Owner's Engineer shall submit final plat to City Engineer.
- d. Driveway radii returns built to City Engineer's specifications.
- e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- f. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Dumpster to have masonry screening.
- c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- d. Allow 121 parking spaces instead of 124 required spaces.

4. Meet the requirements of the Master Street Plan, including:

- a. Provide 5' sidewalks and ramps to ADA standards and City standards.

5. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide (14) street trees 40' on center.
- d. Provide (21) parking lot shade trees.
- e. Parking lot shade trees must be at the furthest 10' from edge of paving.
- f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
- g. Provide 6 foot front yard landscape strip between property line and paving.

- h. Provide 4 foot side yard landscape strip between property line and paving.
- i. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 8. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Submit plans for water facilities and/or fire protection system to CAW for review.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is available to the site.
 - b. Please provide an explanation for the future sewer extension on the North side of the property.
 - c. Provide NLRW a copy of the floor plan and plumbing plan.
 - d. Provide NLRW a 24"x36" drawing of the Site Plan. The easements and sewer mains are difficult to read.
 - e. A complete set of drawings for development must be submitted to NLR Wastewater.
 - f. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (5) affirmative and (4) absent votes.

E. NS-2442-15 Trails at the Rock Addition, Lot 1 (Preliminary Plat and Site Plan Review of apartments located between Young Road and Crystal Hill Road) and Pebble Drive right-of-way. POSTPONED

Public Hearings:

1. Conditional Use #141 and 142. To allow warehouse office with overhead doors in a C-3 zone located at 11100 and 11200 Richardson Drive

The applicant, Mr. Roland Csege representing Holloway firm, was present.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against this application.

There were no further comments.

Chairman Clifton asked for a roll call vote on the application.

Conditions:

1. applicant must meet all applicable Federal, State, County and City requirements,
2. business license to be issued after Planning Staff confirmation of requirements,
3. all overhead garage doors to be located on rear of building
4. applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Alexander	Yes	Harris	Absent
Belasco	Yes	Phillips	Absent
Chambers	Yes	White	Yes
Dietz	Absent	Clifton	Yes
Foster	Absent		

Conditional Use #141 and 142 was approved with (5) affirmative and (4) absent votes.

2. Conditional Use #143. To allow a columbarium in a R-1 zone located at 1522 Skyline Drive

Mr. Spencer explained that this request is not a rezoning, it is a conditional use.

Mr. White asked if the owner moves or sells the property does the conditional use go away.

Mr. Spencer stated that the conditional use stays with the property

The applicant, Mr. Andrew Darr, was present. He gave a brief explanation of what a columbarium is used for. In his presentation, he broke down the cost and how it may help the City financially.

Chairman Clifton asked if anyone in the audience would like to speak for or against this application.

Mr. Mike Irvin is opposed to this application. He expressed his concerns about the property values.

Mr. Tap Pace is opposed to this application. He expressed his concerns about the neighborhood.

Mr. Kevin Mitchell is opposed to this application. He expressed concerns about the traffic in the neighborhood.

Mrs. Ashley Leopoulas is opposed to this application. She expressed her concerns about what this project would do to the neighborhood.

Ms. Montgomery is opposed to this application. She expressed the value she has for the neighborhood.

Ms. Linda Sanders is opposed to this application. She expressed her concerns for property values.

Mr. Shawn Patterson is opposed to this application.

Mr. Chris Diamond is opposed to this application. He expressed his concerns about this site not being handicap accessible.

Mr. John Reagan is opposed to the application.

Chairman Clifton asked if any of the Commissioners would like to speak on the application.

There were no further comments.

Chairman Clifton asked for a roll call vote on the application.

Alexander	No	Harris	No
Belasco	No	Phillips	Absent
Chambers	No	White	No
Dietz	Absent	Clifton	No
Foster	Absent		

Conditional Use #143 received a negative recommendation with (6) opposed and (3) absent votes.

3. Rezone #1731. To rezone from R-4 to I-1 to allow a screen printing business located at 3101 E. Washington

The applicant, Mr. Edward Bridgers, was present.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against this application.

There were no further comments.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Yes	Harris	Yes
Belasco	Yes	Phillips	Absent
Chambers	Yes	White	Yes
Dietz	Absent	Clifton	Yes
Foster	Absent		

Rezone #1731 was approved with (6) affirmative and (3) absent votes.

Public Comments/Adjournment:

A motion was made to adjourn and it was second. The motion was passed with (6) affirmative votes and the meeting was adjourned at 5:25 pm.

A. Rep-2455-15 Big Red Addition, Lot 1 (Replat and Site Plan Review of a convenience store with pumps and a restaurant located at 601 Broadway)

1. Requirements before the final plat/replat will be signed:

- a. Replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.

2. Permit requirements/approvals before a building permit will be issued:

- a. Provide CNLR Stormwater Permit. Stormwater plans are to be approved by City Engineer and a written approval provided to Planning Department.
- b. Provide CNLR Access Driveway/Curb Cut Permit.
- c. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- d. Provide Arkansas Department of Health approval for water and sewer facilities.

3. Meet the requirements of the City Engineer, including:

- a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
- b. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
- c. Driveway radii returns built to City Engineer's specifications.
- d. All driveways are to be concrete within the Street ROW.
- e. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.
- f. Obtain driveway/curb cut from City Engineer or AHTD if State Highway.

4. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Dumpster to have masonry screening.
- c. All exterior lighting shall be shielded and not encroach onto neighboring properties. Any canopy lighting shall be recessed into the canopy.

5. Meet the requirements of the Master Street Plan, including:

- a. Provide and/or repair 5' sidewalks ramps curb to ADA standards and City standards.

6. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide street trees on center, as shown.
- d. Provide parking lot shade trees, as shown
- e. Parking lot shade trees must be at the furthest 10' from edge of paving.
- f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
- g. Provide 6 foot front yard landscape strip between property line and paving.

7. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. No pole sign permitted. No electronic changeable copy sign permitted.
- c. Label sign as monument sign.

8. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- b. Meet Fire Marshal's requirements on fire hydrant location.

9. Meet the requirements of CAW, including:

- a. Water is available to the site.
- b. All CAW requirements in effect at the time of request for water service must be met.
- c. Submit plans for water facilities and/or fire protection system to CAW for review.
- d. Approval of plans by AR Dept of Health Engineering Division is required.
- e. Contact CAW for requirements on backflow protection on meter services.
- f. Contact CAW for requirements on size and location of the meter.

- g. Provide static pressure, residual pressure and flow for nearest fire hydrant.

10. Meet the requirements of NLR Wastewater, including:

- a. Provide a 15' Sanitary Sewer Easement center over the existing sewer line between Lots A & B, Block 5 McDiarmid's Subdivision.
- b. Submit plumbing and floor plans to NLRW for review of grease trap and service line connection to the existing sewer main.
- c. Contractor shall disconnect existing sewer service and seal main per NLRW requirements.
- d. Show the finish floor elevation on the Site Plan
- e. Provide the location of the sewer main on the Site Plan and include the rim elevation, flow line in elevation, flow out elevation, size of main, etc.
- f. Show the location of the service line and indicate type of material.
- g. Show the location of the grease trap and details.

11. Meet the requirements of Rock Region Metro (CATA), including:

- a. See attached sheet from Rock Region Metro.

B. NS-2456-15 Springhill Development, Lot 5, Block 4 (Preliminary Plat of a lot located at northern corner of Springhill and Smokey Lane)

- 1. Requirements before the final plat/replat will be signed:**
- 2. Meet the requirements of the City Engineer, including:**
 - a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
 - b. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide cross access easement on plat with abutting property.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Defer 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 5. Meet the requirements of the Screening and Landscaping ordinance.**
 - a. Street trees will be provided during SPR.
- 6. Meet the following requirements concerning.**
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 8. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Submit plans for water facilities and/or fire protection system to CAW for review.
 - d. Approval of plans by AR Dept of Health Engineering Division is required.
 - e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is available to the site.
 - b. A complete set of drawings for development must be submitted to NLR Wastewater.
 - c. Approval of plans by AR Dept of Health Engineering Division is required.
- 10. Meet the requirements of Rock Region Metro (CATA), including:**
 - a. See attached sheet from Rock Region Metro.

C. Rep-2457-15 Argenta Flats, Lot 2 (Replat and Site Plan Review of apartments located in the 600 block of Maple Street)

1. Requirements before the final plat/replat will be signed:

- a. Pay the drainage in-lieu fee of \$5000/acre for commercial development instead of providing on-site detention.
- b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.

2. Permit requirements/approvals before a building permit will be issued:

- a. Provide CNLR Stormwater Permit. Stormwater plans are to be approved by City Engineer and a written approval provided to Planning Department.
- b. Provide CNLR Access Driveway/Curb Cut Permit.
- c. Provide Arkansas Department of Health approval for water and sewer facilities.

3. Meet the requirements of the City Engineer, including:

- a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
- b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- d. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
- e. Provide property line corner radius at the corner of 6th and Maple to the City Engineer's specs.
- f. Driveway radii returns built to City Engineer's specifications.
- g. All driveways are to be concrete within the Street ROW.
- h. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.
- i. Obtain driveway/curb cut from City Engineer.

4. Meet the requirements of Community Planning, including:

- a. "Alley" buildings to 5' from property line as approved by BOA.
- b. Provide the standard requirements of Zoning and Development Regulations.
- c. Dumpster to have masonry screening.
- d. Dumpster enclosure to be 5 foot from property line.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.

5. Meet the requirements of the Master Street Plan, including:

- a. Provide/Repair sidewalks, ramps and curb to ADA standards and City standards.

6. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide (10) street trees, as shown
- d. Provide detail of street trees located in the sidewalk along Maple.
- e. Provide (7) parking lot shade trees as shown.

7. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. No pole sign permitted. No electronic changeable copy sign permitted.

8. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.

- b. Meet Fire Marshal's requirements on fire hydrant location.
- c. Fire hydrants to be within 400 feet of all areas of building.

9. Meet the requirements of CAW, including:

- a. Water is available to the site.
- b. All CAW requirements in effect at the time of request for water service must be met.
- c. Submit plans for water facilities and/or fire protection system to CAW for review.
- d. Approval of plans by AR Dept of Health Engineering Division is required.
- e. Contact CAW for requirements on backflow protection on meter services.
- f. Contact CAW for requirements on size and location of the meter.
- g. Provide static pressure, residual pressure and flow for nearest fire hydrant.

10. Meet the requirements of NLR Wastewater, including:

- a. Provide a 15' Sanitary Sewer Easement center over the proposed sewer main extension.
- b. The proposed 8" sanitary sewer line extension shall be a Public line.
- c. Each housing unit shall be metered separately.
- d. Please clarify flow line elevations and direction of flows for the sewer main in the alley on the East side of the property.
- e. The service line shall be SDR 26 PVC or Cast Iron Pipe. SDR 35 for service lines are not allowed per NLRW Specifications.
- f. The bedding detail for the pipe does not conform to NLRW Specifications. Please refer or use NLRW Bedding Detail Specifications.

11. Meet the requirements of Rock Region Metro (CATA), including:

- a. See attached sheet from Rock Region Metro.

D. Rep-2458-15 Argenta Flats, Lot 4 (Replat and Site Plan Review of apartments located in the 800 block of Maple Street)

1. Requirements before the final plat/replat will be signed:

- a. Pay the drainage in-lieu fee of \$5000/acre for commercial development instead of providing on-site detention.
- b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.

2. Permit requirements/approvals before a building permit will be issued:

- a. Provide CNLR Stormwater Permit. Stormwater plans are to be approved by City Engineer and a written approval provided to Planning Department.
- b. Provide CNLR Access Driveway/Curb Cut Permit.
- c. Provide Arkansas Department of Health approval for water and sewer facilities.

3. Meet the requirements of the City Engineer, including:

- a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
- b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- d. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
- e. Provide property line corner radius to the City Engineer's specs.
- f. Driveway radii returns built to City Engineer's specifications.
- g. All driveways are to be concrete within the Street ROW.
- h. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.
- i. Obtain driveway/curb cut from City Engineer.

4. Meet the requirements of Community Planning, including:

- a. "Alley" buildings to 5' from property line as approved by BOA.
- b. Provide the standard requirements of Zoning and Development Regulations.
- c. Dumpster to have masonry screening.
- d. Dumpster enclosure to be 5 foot from property line.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.

5. Meet the requirements of the Master Street Plan, including:

- a. Provide/Repair sidewalks, ramps and curb to ADA standards and City standards.

6. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide (14) street trees, as shown
- d. Provide detail of street trees located in the sidewalk along Maple.
- e. Provide (8) parking lot shade trees as shown.
- f. Provide 4' landscape strip along alley.

7. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. No pole sign permitted. No electronic changeable copy sign permitted.

8. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- b. Meet Fire Marshal's requirements on fire hydrant location.
- c. Fire hydrants to be within 400 feet of all areas of building.

9. Meet the requirements of CAW, including:

- a. Water is available to the site.
- b. All CAW requirements in effect at the time of request for water service must be met.
- c. Submit plans for water facilities and/or fire protection system to CAW for review.
- d. Approval of plans by AR Dept of Health Engineering Division is required.
- e. Contact CAW for requirements on backflow protection on meter services.
- f. Contact CAW for requirements on size and location of the meter.
- g. Provide static pressure, residual pressure and flow for nearest fire hydrant.

10. Meet the requirements of NLR Wastewater, including:

- a. Provide a 15' Sanitary Sewer Easement center over the proposed sewer main extension.
- b. The proposed 8" sanitary sewer line extension shall be a Public line.
- c. Each housing unit shall be metered separately.
- d. Please clarify flow line elevations and direction of flows for the sewer main in the alley on the East side of the property.
- e. The service line shall be SDR 26 PVC or Cast Iron Pipe. SDR 35 for service lines are not allowed per NLRW Specifications.
- f. The bedding detail for the pipe does not conform to NLRW Specifications. Please refer or use NLRW Bedding Detail Specifications.
- g. What is the A3/B3 building and the use?

11. Meet the requirements of Rock Region Metro (CATA), including:

- a. See attached sheet from Rock Region Metro.

CASE: Conditional Use #144

REQUEST: To allow a Convenience Store with gas pumps and a Drive Thru Restaurant in a C-6 zone that requires a Conditional Use.

APPLICANT: Mr. Andrew Hicks

LOCATION OF REQUEST: 601 West Broadway, NLR, AR 72114

OWNER: Sommerwood Partners

P.C. BACKGROUND: first time on agenda

SITE CHARACTERISTICS: site has an existing convenience store with pumps and an small office building

EXISTING ZONING: C-6

EXISTING LAND USE PLAN: trade fair

SURROUNDING LAND USE / ZONING:

NORTH:	central business district / C-6
SOUTH:	central business district / C-6
EAST:	trade fair / C-6
WEST:	trade fair / C-6

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: yes
2. NEIGHBORHOOD POSITION: Staff has received calls in support of redevelopment of this area
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: there will be an increase of traffic with the addition of a restaurant
4. LEGAL CONSIDERATION/REASONABLENESS: request is reasonable
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? Adding additional customers to the area should have a positive effect on the area
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? yes
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? no
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No, the conditional use process allows input from the community

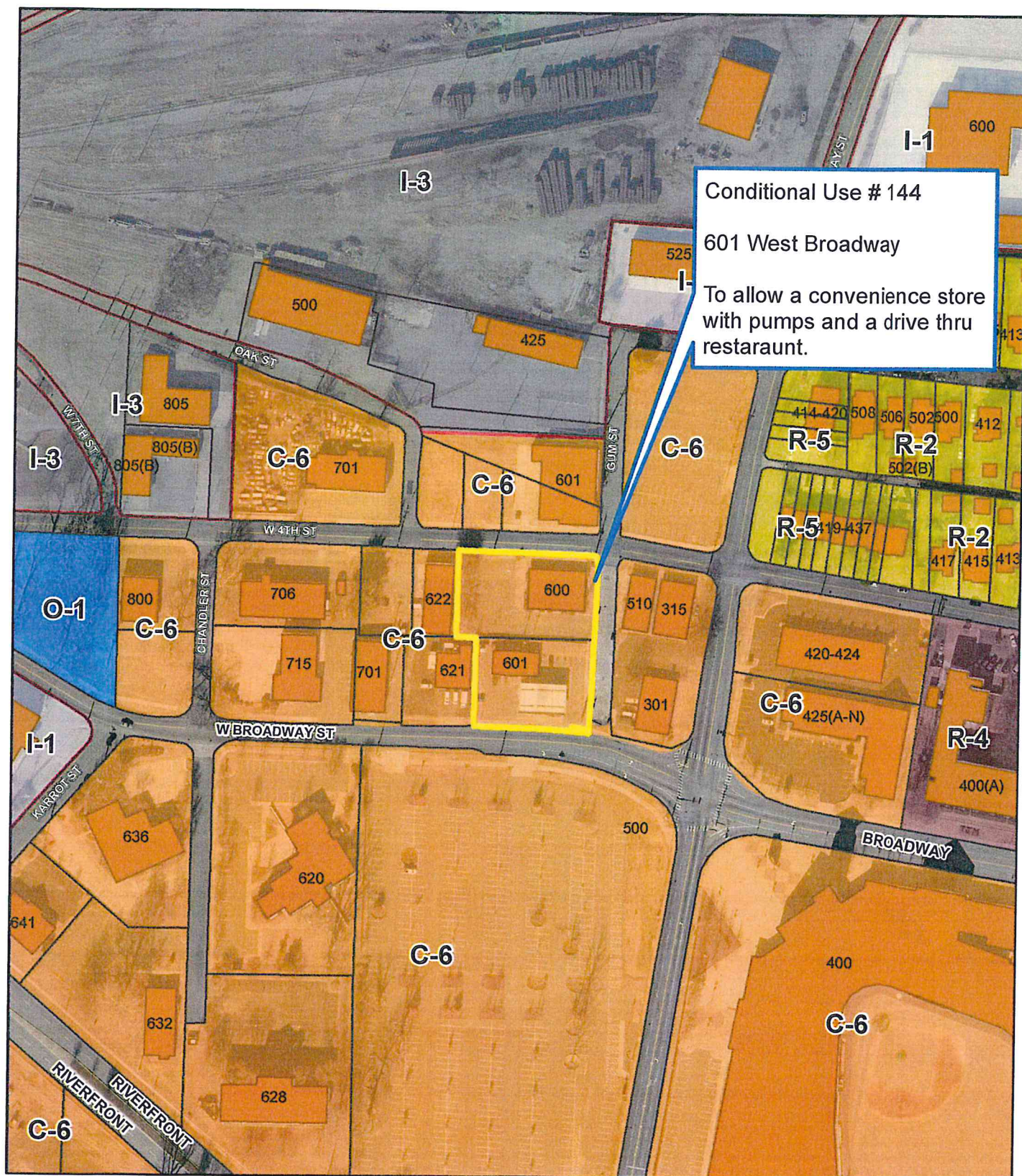
SUMMARY: The request is to replace an older convenience store with gas pumps with a new building and a restaurant. The C-6 zone supports mixed uses and encourages (but does not require) buildings to be built closer to the street. Due to the current location of the fuel tanks and an existing easement, the proposed structures cannot be moved closer to Broadway. The design of the site has to allow small vehicles, delivery vehicles and large fuel trucks to access the site and interact with each others.

STAFF RECOMMENDATION: Approval with conditions:

1. allow a convenience store with gas pumps and a drive thru restaurant,
2. applicant must meet all applicable Federal, State, County and City requirements,
3. business license to be issued after Planning Staff confirmation of requirements,
4. applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.



Conditional Use # 144



Zoning Map

1 inch = 200 feet



Date: 7/29/2015

Map is not to survey accuracy

Conditional Use # 144



Ortho Map

1 inch = 35 feet

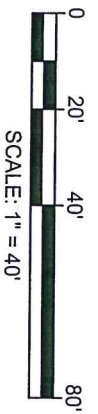
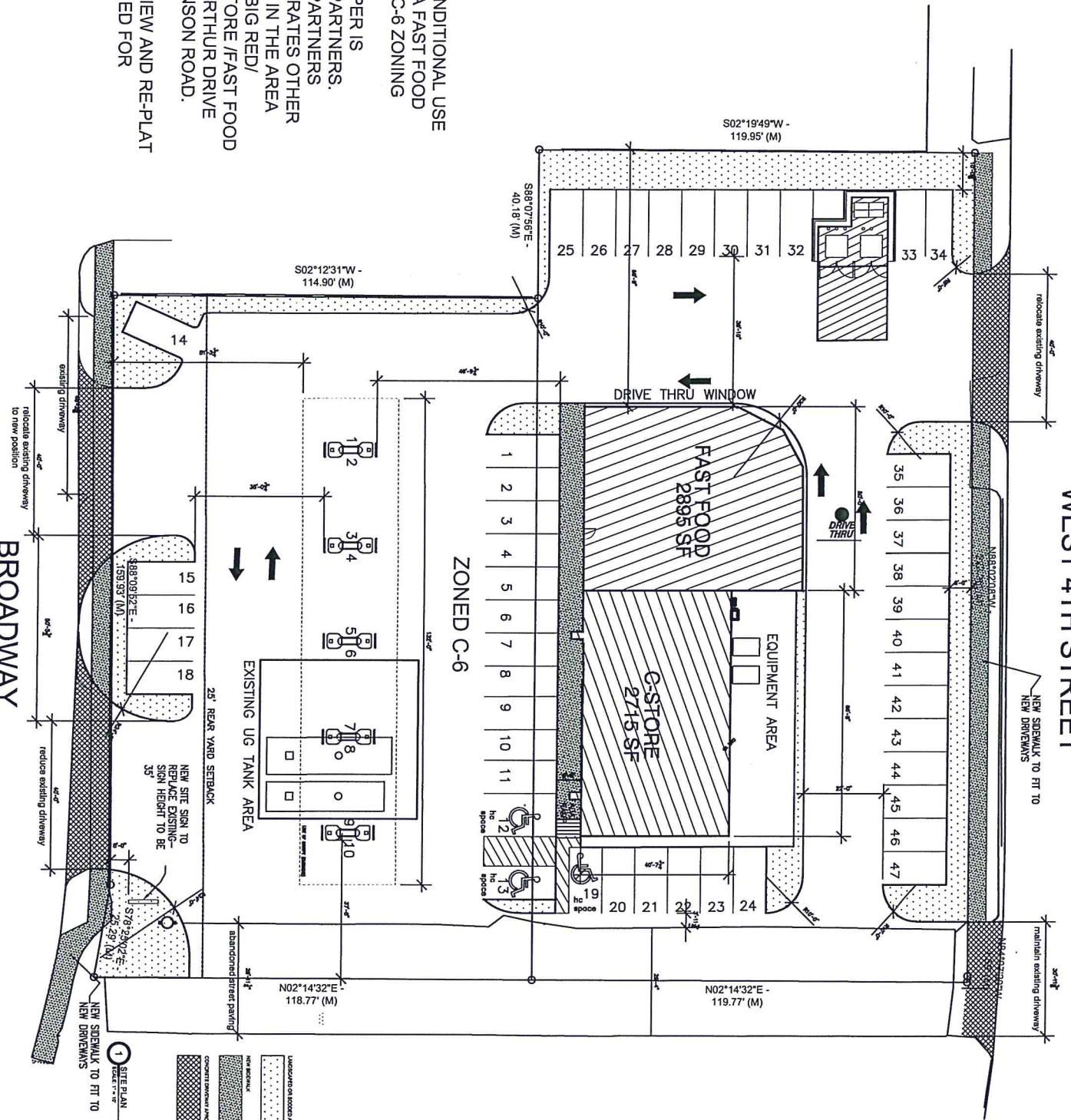
0 17.5 35 70 Feet



Date: 7/29/2015

Map is not to survey accuracy

WEST 4TH STREET



AC.2

CONDITIONAL USE PERMIT FOR RESTAURANT IN C-6 ZONING

andrew kitch architect
AIA
11111
11111

New Big Red Convenience Store
AND FAST FOOD RESTAURANT WITH DRIVE THRU WINDOW
SUMMERWOOD PARTNERS / AF PARTNERS
NEW BIG RED SUBDIVISION- LOT 18R
ON WEST BROADWAY STREET
NORTH LITTLE ROCK, ARKANSAS



CASE: Rezoning #1732 and Special Use #785

REQUEST: To reclassify property from the present O-1 zoning classification to the proposed C-1 classification to allow a therapy clinic. To allow a Special use for a daycare center. And to amend the Land Use Plan from single family to quiet business.

APPLICANT: Mr. Henry Rainey

LOCATION OF REQUEST: 5800 Alpha Steet, NLR, AR

OWNER: Henry Rainey

P.C. BACKGROUND: first time on agenda

SITE CHARACTERISTICS: site was an elementary school

EXISTING ZONING: O-1

EXISTING LAND USE PLAN: single family

SURROUNDING LAND USE / ZONING: single family / R-3 and R-1

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: This will be the first of many schools that will need to be rezoned once the school has been sold.
2. NEIGHBORHOOD POSITION: At the time of printing, Staff has not received any calls or letters.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: little
4. LEGAL CONSIDERATION/REASONABLENESS: request is reasonable
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? There should not be any negative effect on the neighboring properties
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? yes
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Possibly, all schools that are sold in the future will have to go through this process
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? no

SUMMARY: The applicant has purchased the Lynch Elementary School and request to move his existing business from JFK to this location. C-1 zoning classification is Professional Office District which was developed to fit into neighborhoods. This is a perfect re-use of a school which could provide services to the neighborhood.

STAFF RECOMMENDATION:

Approve the rezoning.

Approve the Special Use with condition:

1. Access to playground(s) to be directly from the building.

2. Provide a 6' wood privacy fence around the playground(s) with an emergency exit away from the building.
3. Hours of operation to be 6am to midnight.
4. applicant must meet all applicable Federal, State, County and City requirements,
5. business license to be issued after Planning Staff confirmation of requirements,
6. applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
7. playground to meet DHS and City of NLR requirements for playground surface and equipment,
8. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a level 3 or level 4 registered sex offender resides within 2000 feet of the proposed site for the daycare center / home daycare facility.



Rezone Case #1732 and Special Use #785



1 inch = 125 feet

0 62.5 125 250 Feet

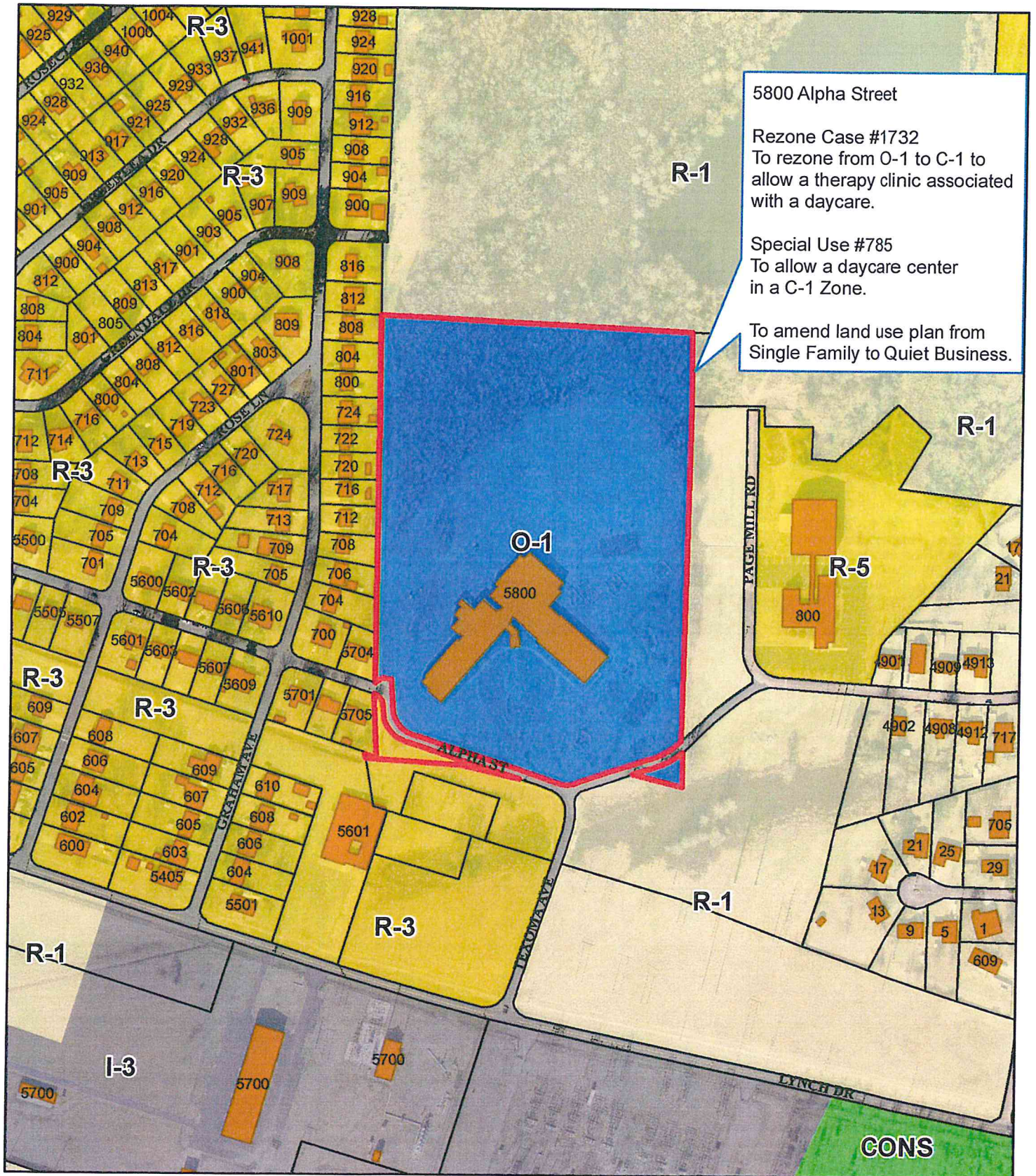
Date: 7/29/2015



Ortho Map



Rezone Case #1732 and Special Use #785



Zoning Map

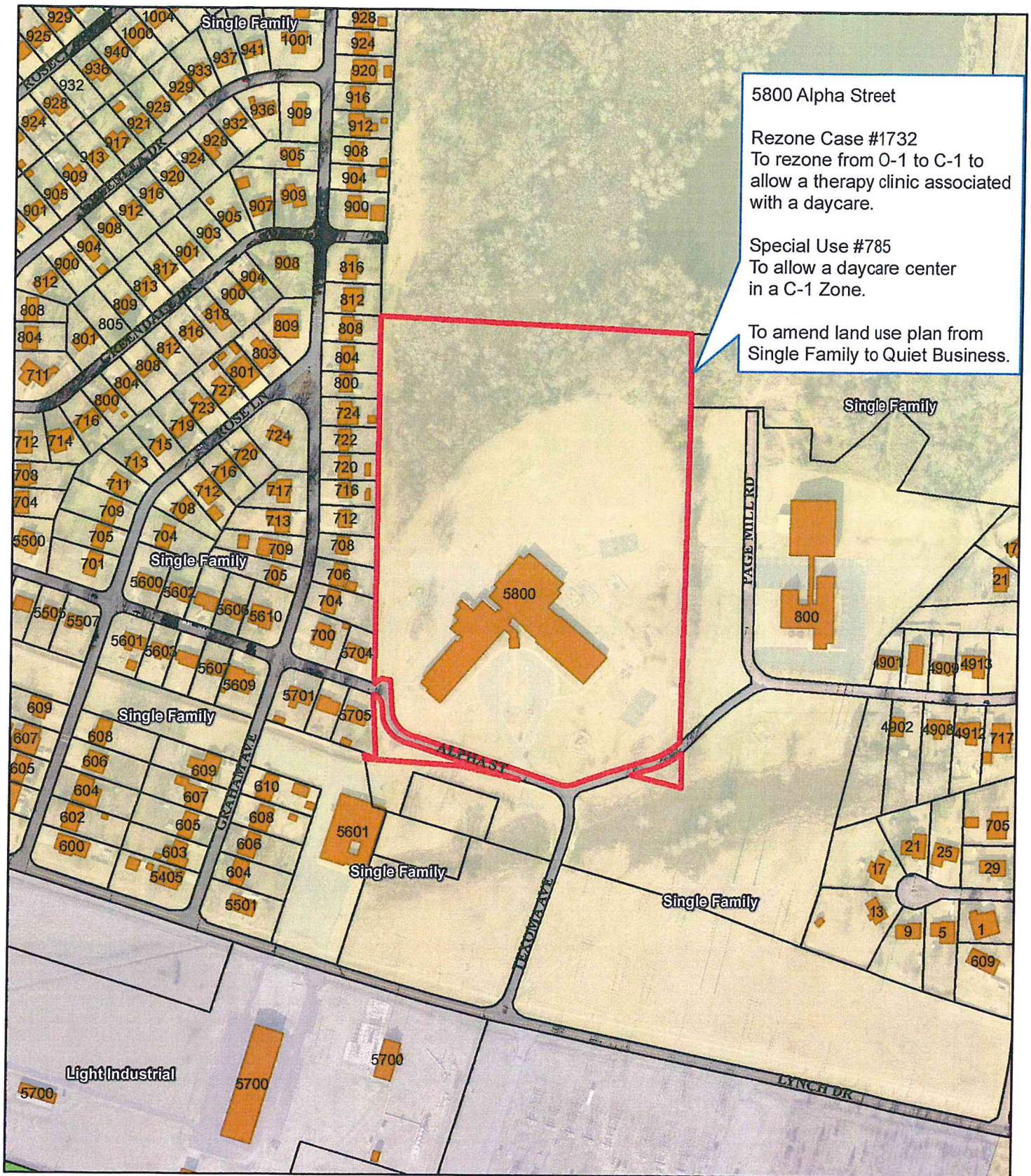
1 inch = 300 feet

0 150 300 600 Feet

Date: 7/29/2015



Rezone Case #1732 and Special Use #785



1 inch = 300 feet

0 150 300 600 Feet

